



TO: Board of Assessors and Selectmen/Mayors
FROM: Joanne M. Graziano, Chief, Bureau of Local Assessment
DATE: May 30, 2014
SUBJECT: **PROPOSED 2014 EQUALIZED VALUATIONS**

The Bureau of Local Assessment has completed the 2014 proposed Equalized Valuation (EQV) Program, representing the full and fair cash value of all taxable property for each municipality as of January 1, 2014.

These EQVs will be used as a basis of comparison among the 351 municipalities within the Commonwealth for certain state and local purposes. Specifically, EQV is used in the allocation of aid to public libraries, in the calculation of Chapter 70 funding, and in the reimbursement of school construction projects. Certain Cherry Sheet charges also use EQV: County Tax, Boston Metropolitan Transit District, Mosquito Control Projects and Air Pollution Control Districts. In addition, EQV is used in calculating a community's debt limit (MGL Ch.44, §10).

To complete the 2014 Equalized Valuations, the Bureau of Local Assessment (BLA) depended on sales information provided by the Board of Assessors for the FY2014 Interim Year Adjustment study or the FY2014 Certification program. Primarily, the calendar year 2012 sales reports reflecting assessed values as of January 1, 2013 were analyzed. In addition, we relied on the Form LA-4, Total Assessed Value as of January 1, 2013, submitted as part of the FY2014 tax rate setting process.

Through a statistical analysis, the levels of assessment were determined for each of the major classes of property and then the estimated full and fair cash value was derived. To this was added a projected 2014 new construction value developed through a review of the past three years' new growth. (Currently absent from the total EQVs are the Urban Redevelopment Corporation numbers (MGL, Ch.121A). That information is generally made available to us in December; at that time we will add the numbers to the relevant communities, approximately 40.) The resulting final figures for your municipality appear on the Form LA-19, 2014 Equalization Study.

Pursuant to MGL ch. 58 sec. 10A, a **Formal Public Hearing** on the proposed Equalized Valuation will be held in the Bureau of Local Assessment offices in Boston at 100 Cambridge Street, 6th floor conference room, on Monday, June 9, 2014 at 10:00 a.m.

Informal Hearings will also be held for the convenience of communities who wish to question their proposed EQV. These hearings will be held from June 2 through June 10, 2014. We will meet personally with Boards of Assessors in Boston and/or conduct telephone conference calls to address concerns and discuss documentation submitted by assessors that support different values. If you would like to schedule an appointment, please contact Donna Demirai in our Boston office at (617) 626- 2391.

A notification of any change to a community's proposed Equalized Valuation based on new information furnished at a hearing, or otherwise, will be sent to the assessors of the city or town on or before July 21, 2014.

Assessors who subsequently remain dissatisfied can file an appeal at the Appellate Tax board (ATB). Appeals must be filed on or before August 10, 2014.